



Landlord Agreement to Participate in Money Follows the Person Housing Bridge Rental Assistance Program

OVERVIEW

The Money Follows the Person Housing Bridge Assistance Program has been established utilizing short-term housing assistance, one-time only funding, appropriated by the Montana Legislature for SFY 2014 and SFY 2015. These funds were specifically appropriated to provide financial assistance for housing for persons transitioning from Medicaid-funded, facility-based care into a home and community based settings through the Montana Community Choice Partnership Money Follows the Person (MFP) Demonstration Program. This temporary housing subsidy is designed to assist MFP participants with their housing payments until they are eligible to utilize a Housing Choice Voucher (HCV) or are eligible for another type of rental assistance.

The Housing Bridge Assistance Program has established a monthly fund to provide monthly housing assistance for MFP participants. The number of persons served will vary depending on the amount of assistance needed by each participant in consideration of the total funding that has been authorized. The Housing Bridge Assistance Program will mirror the local Public Housing Authority (PHA)/Housing and Urban Development (HUD) rules for maximum rent (Payment Standard) and 30% of monthly income for rental share. Approved payments are based on the Payment Standards set by the State of Montana Housing Division Section 8 Program for each of the fifty six counties. The applicable standard will be applied for the county in which the MFP participant chooses to live. Montana's Payment Standards can be found at <http://housing.mt.gov//About/Section8/s8docs.mcp>.

APPLICATION PROCESS

- Requests for the MFP Rental Housing Bridge Assistance Program will be made by the participant and their MFP Transition Coordinator. The application must be submitted for approval to the MFP Project Director.
- The Transition Coordinator and participant will complete their portion of this application and have the Public Housing Authority or other organization who maintains the subsidized housing fill out their specific portion of this application.
- The Montana Department of Commerce Housing Division will complete a Housing Choice Voucher Screening to ensure that the participant is eligible to obtain a voucher. They will also schedule a Housing Quality Standards (HQS) Inspection for the proposed unit.
- Assistance for the rent is equal to the rent paid or the maximum allowable rent (if less), minus 30 percent of the gross income of the individual consumer. Utilizing this calculation the MFP Housing Coordinator will determine the participant's portion along with the program's portion. Example: Rent = \$525, 30% of \$721 (SSI payment) = \$216(Tenant Portion). \$525-\$216=\$309(Portion MFP pays).

LANDLORD INFORMATION

Landlord Name:

Proposed Unit Address:

Landlord Phone:

Participant's Name:

UNIT ELIGIBILITY



- The apartment comports with federal fair housing guidelines.
- The apartment lease does not reserve the right to assign apartments and change apartment assignments beyond the normal provisions of landlord tenant law.
- Unit must be rent reasonable and the gross rent may not exceed the MT Department of Commerce (MDOC) set payment standard for that area.
- Unit must pass a Housing Quality Standards Inspection performed by the MDOC.
- The property owner and/or landlord are responsible for the maintenance and upkeep of the unit facility.
- The property owner and/or landlord will establish the lease, enforce its provisions and collect the MFP participant's monthly rent.
- Properties eligible for Rental Assistance must be located with the state of Montana.

PARTICIPANT RENT AMOUNT

Total Apartment Rental Cost :	Proposed Renter Share:
Amount of Rent to be paid by MFP for Rental Assistance:	
Starting Date of Assistance: / /	Ending Date of Assistance: / /

LANDLORD ACKNOWLEDGEMENT AND AGREEMENT

- The landlord must fill out the attached MDOC Section 8 Housing Owner Certification as part of the condition to the agreement.
- The landlord must agree to participate in the Section 8 Program when the participant obtains a Housing Choice Voucher.
- MFP Housing Bridge Assistance will continue until the Housing Choice Voucher or other rental assistance program becomes available. At such time, housing bridge assistance will end.
- If a participant withdraws from services or if services are no longer necessary, MFP Housing Bridge Assistance ends.
- If the tenant is evicted, MFP Housing Bridge Assistance ends.
- MFP Housing Bridge Assistance can only be assured for housing payments up to 6/1/2015 which covers through 6/30/2015. The one-time only legislative appropriation ends 6/30/2015.
- The landlord understands that the tenant is liable for the full portion of rent if the tenant ceases their participation on the MFP program and for any rent beginning 7/1/2015.
- The MFP program will pay the landlord directly for the subsidized portion of rent.
- Landlords will send a monthly invoice to MFP directly and must submit a W9.
Invoices will be billed to SLTC: **SLTC-MFP**
 Housing Bridge Assistance
 PO Box 4210
 Helena, MT 59601
- The discontinuation for payment will be reviewed and approved by the MFP Project Director.

By signing below the landlord acknowledges and agrees to the above terms of this program.

• Landlord Signature:	Date: / /
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